

**23 Heighway Avenue, Ashfield, NSW 2131**

**RICH&OLIVA**

**Sold House**

Monday, 14 August 2023

23 Heighway Avenue, Ashfield, NSW 2131

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 328 m2**

**Type: House**



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**\$1,400,000**

Resting amongst a streetscape of period cottages, this unassuming three-bedroom, two-bathroom brick residence presents an avenue of opportunity to explore the dynamic realm of renovation and revitalisation or property portfolio expansion, whilst enjoying the convenience of being located a short walk to Ashfield Aquatic Centre, Ashfield Station and the shopping mall. A modest facade contrasts with an interior of eclectic styles, as the floorplan reveals a welcoming entrance foyer opening to a private living room, a free-flowing meals area and family room, and a modern stone kitchen with a gas cooktop. Outside, a border of tall greenery at the rear provides desirable privacy to the rear garden. Mixing the period character of high ornate ceilings with retro timber panelling and contemporary comforts, the main bedroom enjoys the convenience of an en-suite, whilst an updated family bathroom and separate WC service two additional bedrooms. Whether connecting with the contemporary aesthetic or the style of an older era, the invitation to rejuvenate the home in your preferred style instils excitement in the future, whilst its potential as a profitable investment presents another viable option. Situated approximately 11km from Sydney, within a short walk of two train stations, a fantastic selection of vibrant restaurants, shops, and Presbyterian Ladies' College Sydney, it's complete with split system air conditioning, a full-size laundry, a shed, carport and additional off-street parking. - An eclectic mix of styles with plenty of modern comforts - Two separate living areas enhancing family harmony - Modern kitchen with stone benchtops and a gas cooktop - Easy-care rear yard with a desirable north-facing aspect - Three carpeted bedrooms, main bedroom with ensuite - Updated family bathroom and internal laundry - Carport, shed and additional off-street parking - Scope to revitalise to your style or add to your portfolio - Walk to two train stations, PLC, approx 11km from Sydney CBD - Land size: 328.8 sqm approx.